

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
ANNEXATION AND INITIAL ZONING OF R3A
9.7 ACRES, NW ¼ SECTION 33, T 2N, R 38E
May 5, 2020



Community
Development
Services

Applicant: Eagle Rock Engineering

Project Manager: Kerry Beutler

Location: Generally Located North of E 49th S, East of S 15th E, South of E Sunnyside Road, West of S 25th E

Size: 9.7 acres

Zoning:

North: PB

South: R1

East: R1 & PB

West: PB & P

Proposed Zoning: R3A

Existing Land Uses:

Site: Vacant

North: Commercial

South: Residential

East: Residential/
Commercial

West: Commercial

Future Land Use Map:

Medical Service Center
& Low Density

Attachments:

1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To **recommend** approval of annexation and initial zoning of R3A to the Mayor and City Council.

Staff Comments: The property is located south of Sunnyside Road, adjacent to Merlin Drive and Madison Avenue. This area was part of a preliminary plat for Chantilly Addition and intended for annexation into the city.

Annexation: This is a Category "A" annexation as it is requested by the property owner. The property is enclaved, completely surrounded by the city. Annexation of the property is consistent with the City's Comprehensive Plan.

Initial Zoning: The proposed zoning is R3A, Residential Mixed Use. The Comprehensive plan identifies this area as Medical Service Center and Low Density residential. The R3A Zone is consistent with the Medical Service Center designations as it allows for professional services. The R3A Zone also allows for residential development which would also be consistent with the area.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of R3A as it is consistent with the policies of the Comprehensive Plan.

Comprehensive Plan Policies:

Higher density housing should be located closer to service areas and those streets designed to move traffic, such as arterial streets and collectors, with access only to the collector street. (p. 43)

Plan for different commercial functions within the City of Idaho Falls. (p.46)

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. (p. 48)

Buffer commercial development, including services, from adjacent residential development. (p. 49)

Zoning Ordinance: See the next page.

11-2-3: ALLOWED USES IN RESIDENTIAL ZONES.

Table 11-2-1: Allowed Uses in Residential Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.								
*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.								
	Low Density Residential			Medium Density Residential			High Density Residential	
Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*			C ₂	P	P		P	P
Day Care, Group*	C ₁		C ₁	P	P	C ₁	P	P
Day Care, Home	C ₁		C ₁	P	P	C ₁	P	P
Dwelling, Accessory Unit*	P			P	P		P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			
Food Processing, Small Scale					P*			
Food Store					P*			
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C ₁		C ₁	C ₁	C ₁	C ₁	C ₁	C ₁
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C ₁			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						C ₂		C ₂
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C ₃	C ₃	C ₃	C ₃		C ₃	C ₃	C ₃
Professional Service								P
Public Service Facility*	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						C ₂		

Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Religious Institution*	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂
Residential Care Facility							P	P
Retail					P*			C ₂
School*	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂
Short Term Rental*	P	P	P	P	P	P	P	P
Transit Station								P

(Ord. 3218, 9-13-18)

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8


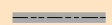

*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.

(Ord. 3218, 9-13-18)


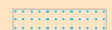


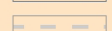
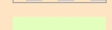
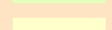
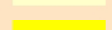





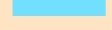








(A) Minimum and Maximum Lot Area.

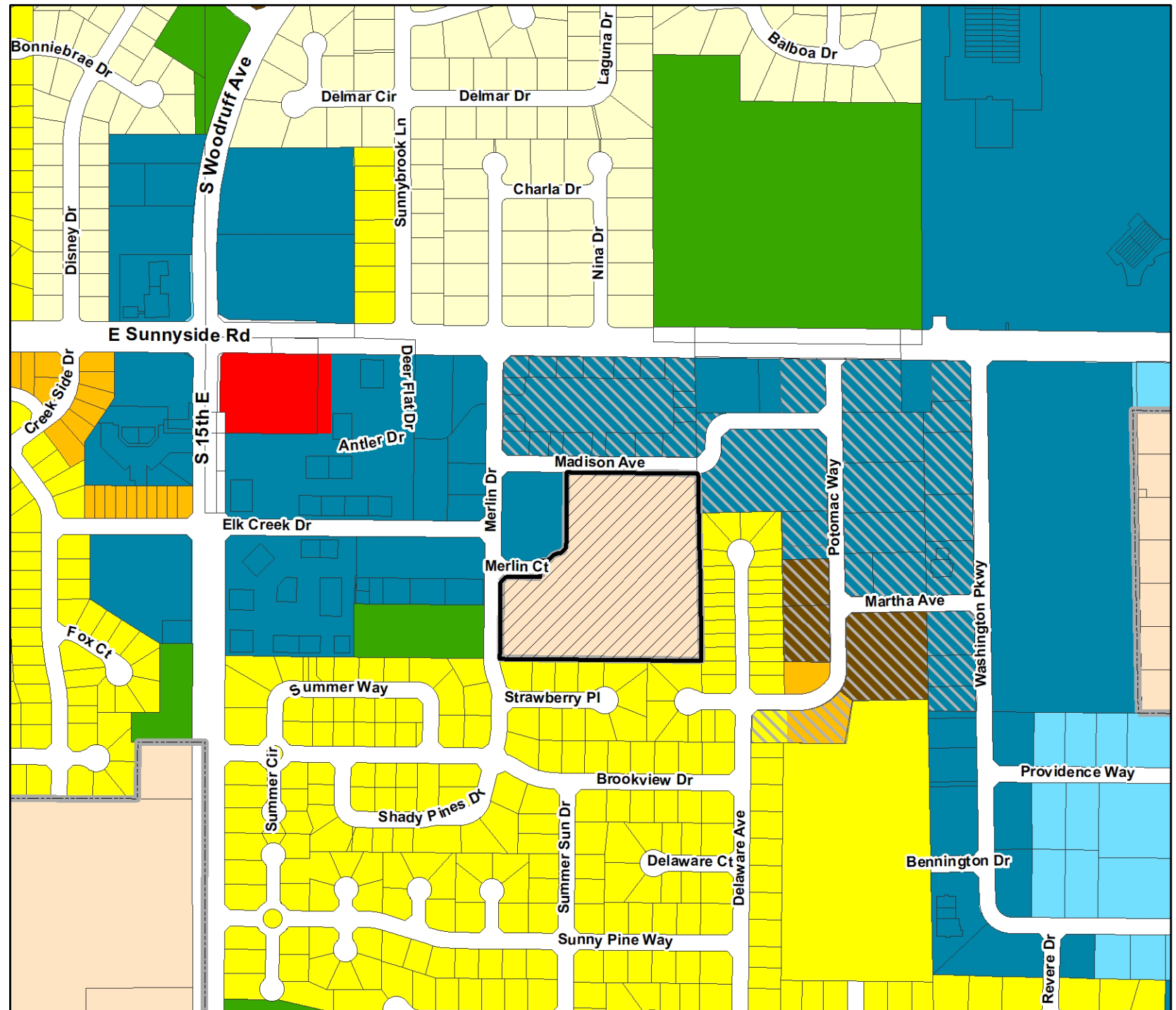
- (1) In the R1 Zone, the maximum lot size shall be thirteen thousand five hundred square feet (13,500 ft²), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.
- (2) In the R2 zone, seven hundred and fifty square feet (750 ft²) shall be added to the minimum required area for each additional dwelling unit.
- (3) In the TN Zone, the maximum average lot area for subdivisions approved after the adoption of this Code, April 12, 2018, shall be six thousand two hundred and fifty square feet (6,250 ft²) in order to encourage a mix of lot sizes and dwelling types. (Ord. 3210, 8-23-18)

Legend

-  Site - CP
-  City Limits
-  Area of Impact

Overlays

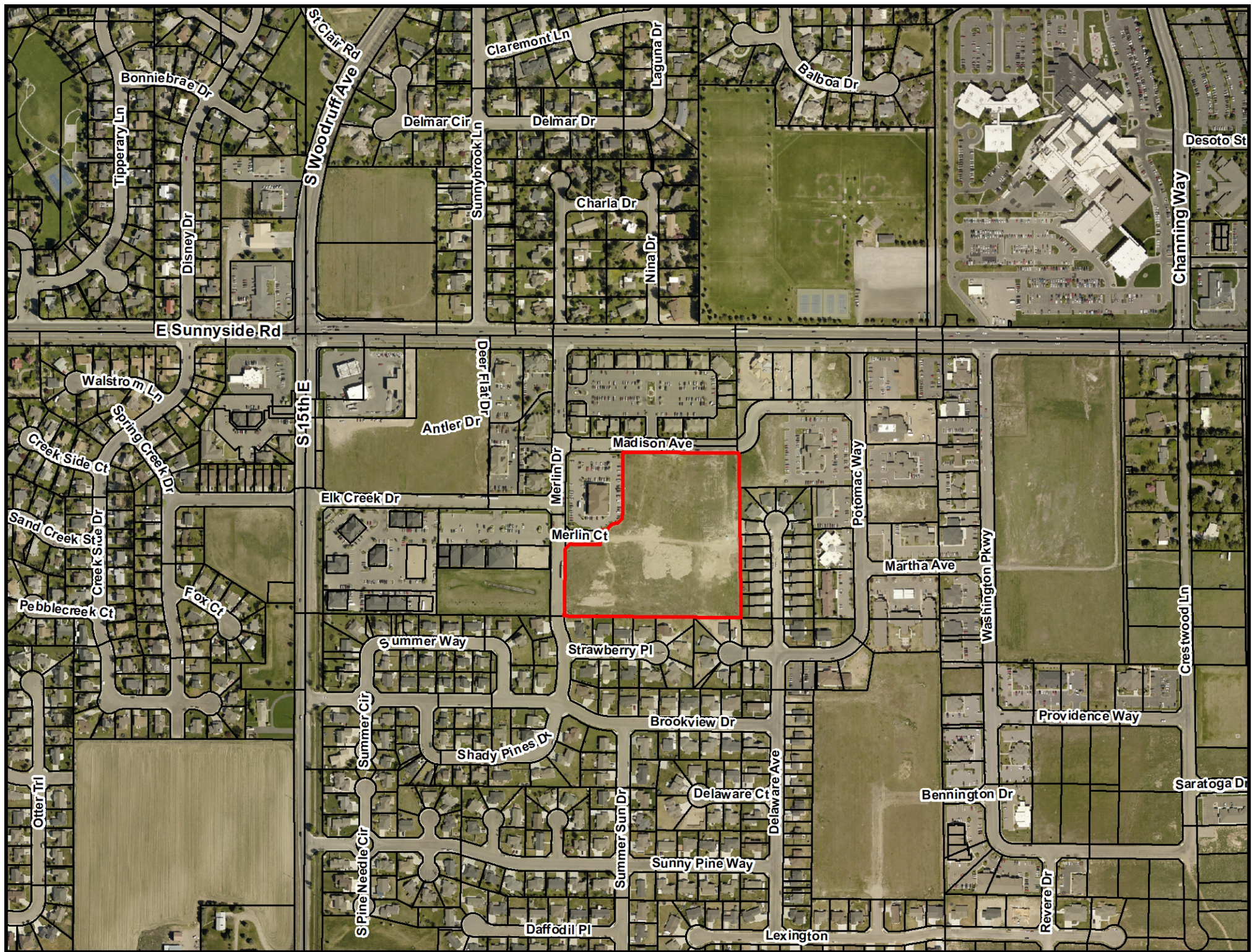
-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P

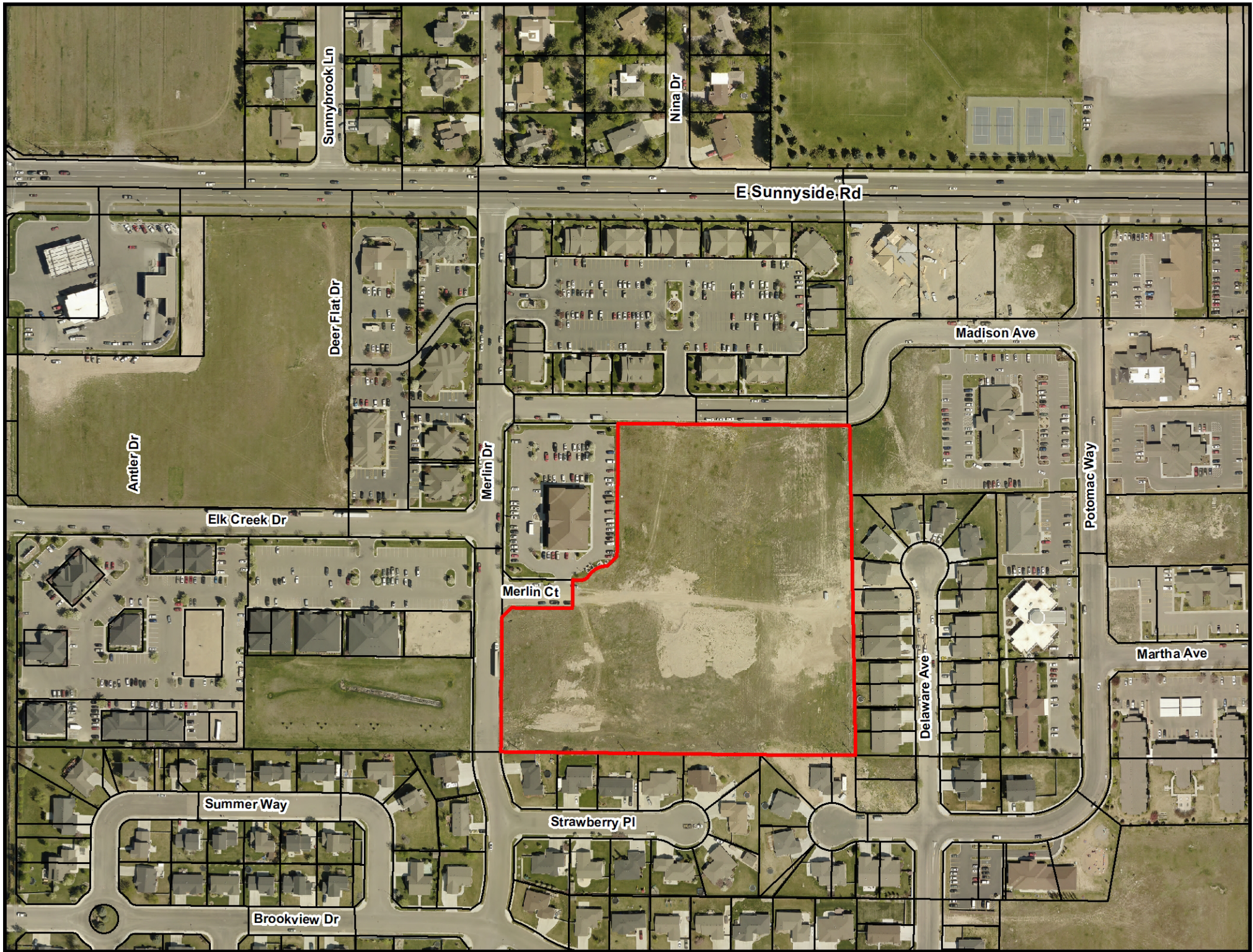


IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276







Sunnybrook Ln

Nina Dr

E Sunnyside Rd

Deer Flat Dr

Madison Ave

Antler Dr

Elk Creek Dr

Merlin Dr

Potomac Way

Merlin Ct

Delaware Ave

Martha Ave














Summer Way

Strawberry Pl

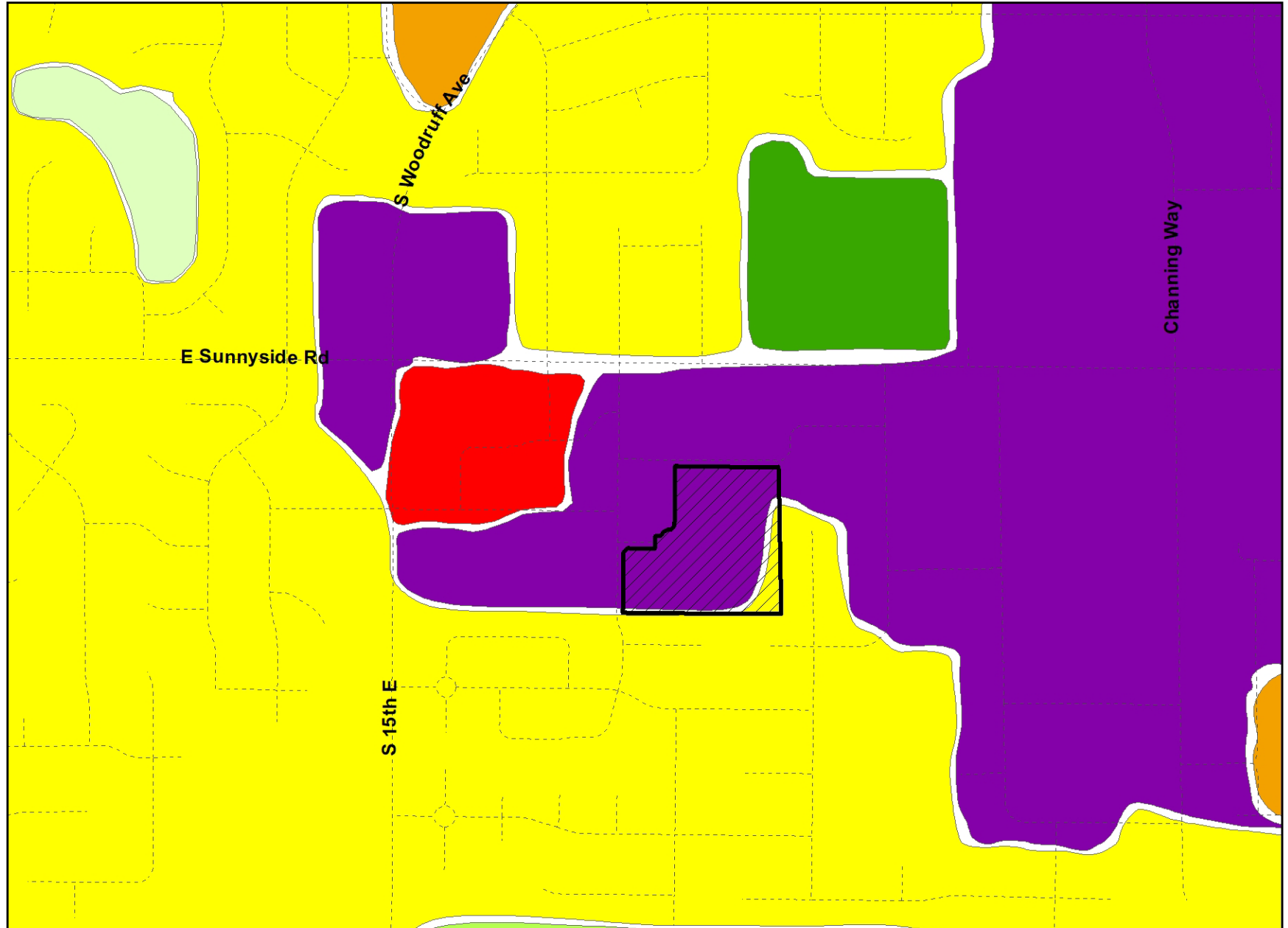
Brookview Dr

Annexation

9.7 acres NW 1/4, Sec 33, T2N, R38E.

- | | | | | |
|---|--|---|--|---|
|  Estate |  Greenbelt Mixed Uses |  Commercial |  Higher Education Centers |  Railroad Related Industrial |
|  Low Density |  Parks, Recreation |  Employment Centers |  Planned Transition | |
|  Higher Density |  Public Facilities, Open Spaces |  Medical Services Center |  Highway Related Industrial | |

Comprehensive Plan



IDAHO FALLS

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ORDINANCE No.

FOUNTAIN BLEU LANE
RIGHT-OF-WAY INST. 1476066

P.O.B.

S 89°24'43" E 481.46'

163.36'
(R) S89°23'59" E 163.37'

318.10'
(R) S89°23'59" E 163.37'

N 00°36'20" E 279.96'
(R) N00°36'01" E 280.00'

L=20.04'
R=20.00
CH=N61° 53' 43"E
C=19.21
Δ=57°24'37"

MERLIN COURT

S 89°26'00" E 127.27'

(R) S89°23'59" E 127.28'

L=46.72'
R=45.00
CH=N62° 56' 02"E
C=44.65
Δ=59°29'15"

ANNEXATION PARCEL 1
9.705 ACRES

N 89°23'59" W 744.94'
(R) N00°56'50" W 747.15

S 00°56'50" E 693.03'

ORDINANCE No.